058.A	0001	0008.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	405,700	/	405,700
USE VALUE:	405,700	/	405,700
ASSESSED:	405,700	/	405,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #: 12

Owner 1:	TITUS ELIZABETH O
Owner 2:	
Owner 3:	
Street 1:	12 FRAZER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476 Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	BENNETT LEAH M -
Owner 2:	-
Street 1:	12 FRAZER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	405,700			405,700
Total Card	0.000	405,700			405,700
Total Parcel	0.000	405,700			405,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.78 | /Parcel: 352.78

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 058.A-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	405,700	0	.		405,700		Year end	12/23/2021
2021	102	FV	398,500	0	.		398,500		Year End Roll	12/10/2020
2020	102	FV	391,200	0	.		391,200	391,200	Year End Roll	12/18/2019
2019	102	FV	376,700	0	.		376,700	376,700	Year End Roll	1/3/2019
2018	102	FV	342,000	0	.		342,000	342,000	Year End Roll	12/20/2017
2017	102	FV	305,700	0	.		305,700	305,700	Year End Roll	1/3/2017
2016	102	FV	305,700	0	.		305,700	305,700	Year End	1/4/2016
2015	102	FV	289,800	0	.		289,800	289,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5031

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT LEAH M	38144-469		2/28/2003		307,000	No	No		
MASOOD DIRIN	30765-406		10/15/1999		182,500	No	No		
HANSON MARY L	27349-281		6/2/1997		123,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2003	695	Re-Roof						SPLI W/10 CONDO UN

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Measured	DGM	D Mann
8/24/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6051																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

PRINT

Date	Time
12/30/21	01:32:47

LAST REV

Date	Time
10/16/18	15:26:35

danam

User Acct

126866

GIS Ref

GIS Ref

Insp Date

10/16/18

!5031!

USER DEFINED

Prior Id # 1:	126866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.500000000
Name:	36 - 6051

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.02173913
Const Adj.:	0.98990101
Adj $ / SQ:	252.855
Other Features:	34903
Grade Factor:	1.00
NBHD Inf:	1.64999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537382
Depreciation:	131659
Depreciated Total:	405723

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB 0

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	417.21
Special Features:	0	Val/Su Net:	352.78
Final Total:	405700	Val/Su SzAd	352.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,150	252.860	290,783

Net Sketched Area:	1,150			Total:	290,783
Size Ad	1150	Gross Area	1150	FinArea	1150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.A-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: